

NARRATIVE INFORMATION SHEET

1. Applicant Identification:

Centro para la Reconstrucción del Hábitat, Inc.
 (“Center for Habitat Reconstruction”, or “CRH”)
 HC-03 Bo 15562
 Aguas Buenas, PR 00703

2. Funding Requested

a) Assessment Grant Type: Community-wide

b) Federal Funds Requested:

i. \$158,480.00 for hazardous substances and \$141,480.00 for petroleum

ii. The CRH will not be requesting a Site-specific Assessment Grant waiver

c) Contamination: Hazardous Substances and Petroleum

3. Location:

a) City: San Juan and Aguas Buenas

b) County: N/A

c) State: Puerto Rico

4. Property Information for Site-Specific Proposals: N/A

5. Contacts

6.

a) Project Director: Luis Gallardo
 787-396-6606
 gallardo@crhpr.org
 HC-3 Box 15562
 Aguas Buenas, PR 00703

b) Chief Executive: Marina Moscoso
 787-379-9229
 mmoscoso@crhpr.org
 602 San José St., Apt. 2
 San Juan, PR 00909

7. Population: 118,599

8. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water.	2
The redevelopment of the priority site(s) will facilitate renewable energy.	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	7-8



GOVERNMENT OF PUERTO RICO
ENVIRONMENTAL QUALITY BOARD

JAN 29 2019

Mr. Luis Gallardo

Co-Director
Centro para la Reconstrucción del Hábitat
Calle San José 602, #2
San Juan, PR 00909

Dear Mr. Gallardo:

CENTRO PARA LA RECONSTRUCCION DEL HABITAT, INC. ACKNOWLEDGEMENT LETTER FOR THE INTENTION TO APPLY FOR FY-19 US EPA BROWNFIELD'S PROGRAM FOR A COMMUNITY-WIDE BROWNFIELD ASSESMENT GRANT FOR HAZARDOUS SUBSTANCES AND PETROLEUM

The Puerto Rico Environmental Quality Board (PREQB) Superfund Program has receive a letter from Centro para la Reconstruction del Hábitat Inc., informing its intention to apply for a Community Wide Brownfields Assessment Grant for Hazardous Substances and Petroleum. PREQB acknowledges and supports the initiative taken by the Organization. The identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality.

PREQB encourages the Centro para la Reconstrucción del Hábitat Inc., to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, at (787) 767-8181, extensions 2400, 2401 or by e-mail at melvinmenendez@jca.pr.gov.

Cordially,

Tania Vázquez Rivera, Secretary

MMF
MMF/OESS

c Teresita Rodriguez , USEPA

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area

The CRH will be carrying out community assessment within the following areas in three separate target areas in order to capture a well-rounded sample of Puerto Rican neighborhoods. Two target areas have been selected from the Municipality of San Juan - one urban and the other suburban - and a third target area, the neighboring Municipality of Aguas Buenas, has been selected due to its rural characteristics. The target areas are as follows:

- Río Piedras Pueblo Ward, Municipality of San Juan – During the late 19th century, Río Piedras was bustling with perfume, rum, and brick factories as well as train repair workshops. The Ward attracted workers from Puerto Rico’s rural areas, who formed part of the backbone of San Juan’s industrializing labor market. The Ward is now home to Puerto Rico’s primary public university. Current population: 8,720.
- Santurce Ward, Municipality of San Juan – Initially founded by freed slaves during the 16th and 17th centuries, the area exploded in numbers during the early 20th century. Railroads, as well as a number of suburban neighborhoods, were constructed as populations poured further inland from the traditional Old San Juan capital. Current population: 81,220.
- Municipality of Aguas Buenas – Located in the central mountains of Puerto Rico, Aguas Buenas was formally founded in 1838, primarily composed of coffee and fruit plantations. In recent decades, the town has seen the closing of numerous pharmaceutical, clothing, and furniture factories, some of which have also suffered fires. Current population: 28,659.

1.a.ii. Description of the Priority Brownfield Site(s)

Having experienced its rapid industrialization during the mid 20th century, factories and industrial zones, Puerto Rico have since then suffered an economic recession, mass migration, as well as hurricanes Irma and Maria. In effect, the island has experienced a crisis of abandoned and vacant properties. The streetscape is littered with abandoned residential, commercial, and industrial structures and lots, some of which feature actual or perceived environmental issues. Though environmental impact studies have yet to be carried out (one of the purposes of this grant), the CRH has identified a number of properties that demonstrate the complex environmental problems characteristic of potential brownfields in the region, including the possible presence of hazardous substances, petroleum, and exposures for sensitive populations.

To highlight the need for brownfields assessments the CRH has preliminarily selected a number of priority sites, each of which demonstrates the complex environmental problems characteristic of the region:

- A former furniture factory located on Road 794, km. 03 of Aguas Buenas (5.4 acres), was subject to a fire in 2012. It is located near the main corridor of Aguas Buenas and with access to the metropolitan areas and other industrial structures. Previously a furniture factory, its remains are still present and in a total state of abandonment. Environmental issues include the presence of chemicals, dyes, greases, and contaminated runoff water.
- A former commercial building for the Puerto Rico Telephone Company, located on 1052 Ponce de León Ave. in the Santurce Ward of San Juan (0.5 acres). The building has been abandoned for approximately four decades and has been utilized as an illegal dumping site for garbage and trash, as well as for illicit drug use. It is located near the main corridor of an

area experiencing wide-scale redevelopment. Environmental issues include illegally disposed of waste, sewage leaks, mold, asbestos, lead paint, and controlled substances.

- A former industrial warehouse located on Lealtad St. & Ramón B. López Ave. in the Río Piedras Pueblo Ward of San Juan (3.2 acres). It is now utilized for illegal dumping as well as drug use though is located near a once-thriving university neighborhood. The property now sits vacant and in a state of abandonment. Environmental issues include illegally disposed of waste, mold, asbestos, lead paint, controlled substances, and contaminated runoff water. The property is located adjacent to a body of water and within a federally designated flood plain.
- A former gas station in Road 156, km. 52.5 of Aguas Buenas (1.7 acres), which was closed down in the late 2000s by local environmental agencies due to contamination issues. It is located on a main corridor and with fast access to state highways to the San Juan metropolitan area. The gas station since then has laid abandoned, being utilized as an improvised pick-up area for students of a nearby school. Environmental issues include the presence of chemicals, greases, oils, petroleum, and illegally disposed of waste.

None of the above-mentioned potential sites of interests are on the National Priorities List, nor according to the limited information the CRH has been able to obtain have unilateral administrative orders, court orders, administrative orders on consent, judicial consent decrees, or ongoing or anticipated enforcement activities; they are exempt CERCLA liability criteria; and neither are subject to the jurisdiction, custody, or control of the U.S. government.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans

The CRH feels strongly that redevelopment strategies must be community-driven and in line with land use and revitalization plans already in existence. Most importantly, the oncoming wave of post-hurricane relocation and reconstruction efforts must take full advantage of the island's massive inventory of abandoned properties and already-established infrastructure. This proposal is entirely in line with public policy as established by Commonwealth Act 212-2002 (known as the "Rehabilitation of Urban Centers Act"), which seeks to repopulate traditional urban centers.

The proposed activities are also in line with Aguas Buenas Territorial Plan (Ordinance 27, 2010-2011), which stresses the issue of urban abandonment (p. 74) and aims to increase water and land quality (p. 100) as well as the proper ordering of physical space within already developed areas (p. 102); and also the San Juan Territorial Plan (Ordinance 73, 2001-2002), which seeks to limit construction to already developed areas (p. 189) and repopulate Santurce and Río Piedras (p. 189 and 192). Both of these plans contained input from citizen participation processes, though are grossly outdated. The CRH is confident that its Reuse Vision plans will set the stage for the next phase in public revitalization planning.

The grant will allow CRH to create an inventory of eligible brownfields, gather data on them and characterize them as funds allow by their potential contamination by hazardous substances or petroleum, the operational history and current use, environmental concerns, how the site became contaminated, and the nature and extent of the contamination. This process will allow for the CRH, communities, public officials, and potential developers to increase the possibility of abatement, clean-up, acquisition, and third-party transfer via Commonwealth Acts 222-1938 and 81-1991; both of which grant municipalities ample powers to address nuisance properties that may represent a risk to public health and safety. Prospectively, the proposed work

will also be valuable for redevelopment efforts considering the recent approval of House Bill 178 by Puerto Rico's legislators, permitting for the creation of Community Land Banks.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

The proposed activities have the potential to improve affordable housing opportunities; enhance the livability and economic vitality of neighborhoods that are distressed; increase local tax base; new job growth; reuse of existing infrastructure; minimize development pressure from undeveloped land, particularly within the context of the hurricane Maria recovery; prevent sprawl; reduce natural habitat destruction; eliminate blight; contribute to greener and healthier homes, buildings, and neighborhoods; mitigate environmental conditions; improve access of residents to greenspace, recreational property, transit, schools, and non-profit uses; reduce toxicity, illegal dumping of potential hazards, and blighted vacant parcels; retain residents who are contemplating emigration; and obtain other economic, environmental, and social benefits.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The CRH is a non-profit 501(c)(3) with ample experience in the promotion of best practices for the management of abandoned, vacant, and nuisance properties. As such, it qualifies for additional non-profit, foundation, and federal funding, as well as may act as a non-profit partner with private developers. The proposed activities will produce a number of site assessments, Reuse Vision plans, infrastructure assessments, and market viability studies that will not only demonstrate the severity of the problem but will also demonstrate the potential for the further development of brownfield sites.

Puerto Rico is projected to receive massive amounts of non-profit and federal disaster funding in the coming years, expenditures which without a doubt will be paralleled by private development. Having brownfield site inventories, plans, assessments, and studies at hand will assist making units RAU. Considering the lack of formal vacant and abandoned property inventories among municipalities, this project provides a rare opportunity to demonstrate the massive potential that brownfield development may have on Puerto Rico's recovery.

1.c.ii. Use of Existing Infrastructure

Infrastructure costs, such as access to power, water, and roadways, represents high costs for investors and government alike. In the coming years, mass relocation and rehabilitation will occur as a result of hurricanes Irma and Maria's destruction to homes, businesses, and industry. Each of the target zones also features bodies of water and flood zones, all of which are vulnerable to future natural disasters and are susceptible under future recovery efforts to relocation. By promoting the revitalization of brownfield sites, there will be fewer pressures for new construction, sprawl, and the island's delicate infrastructure.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

Puerto Rico in recent years has suffered from a crisis of blight and abandonment, as the closure of manufacturing, local recession, and mass emigration has left urban centers and rural areas alike littered with vacant properties, many of which may be contaminated. Though there lacks data regarding abandonment in commercial and industrial zones (one of the reasons the CRH is

so adamant about seeking brownfield finding), pre-Maria vacancy rates in San Juan and Aguas Buenas were 24.3% and 20.4%, respectively. U.S.-wide vacancy levels are at 12.2%. These numbers - combined with the Commonwealth government's fiscal crisis and weariness from private parties to invest in these types of properties – demonstrate a deep need for environmental assessment, remediation, and redevelopment.

Cities have also largely failed to address blight, as demonstrated by the Municipality of San Juan only having declared 90 nuisances out of its inventory of 44,976 abandoned properties. The U.S. Department of Housing and Urban Development estimates that approximately 300,000 vacant properties are not even on the market. Nevertheless, if community assets and redevelopment opportunities are not identified immediately, there will be additional pressures for new construction and sprawl as well as an increased burden on the island's delicate infrastructure. In said case, post-disaster reconstruction efforts will have been rolled out without addressing the accumulation of potential brownfield sites.

2.a.ii. Threats to Sensitive Populations

The activities being proposed by the CRH will address and facilitate the identification and reduction of threats to sensitive populations. 98.9% of the target area population is Latino with families living under the poverty line in San Juan and Aguas Buenas representing 41.2%, compared to 11% for the U.S. Unemployment levels for San Juan are at 15% and for Aguas Buenas, 20.7% compared to 7.4% nationally. Finally, median family income is \$27,916 for San Juan and \$16,733 for Aguas Buenas, compared to \$57,652 for the U.S. Though Census tract-specific data on health issues is not available, general data has been obtained from the U.S. Department of Health and Human Services, U.S. Census Bureau, Center for Disease Control, and the National Cancer Institute regarding the potential for addressing the following threats:

- **Health or Welfare:** the activities proposed will allow for the identification of contaminated sites that are hazardous to public health and welfare. This wide range of environmental issues endanger these populations. By advancing the elimination of these risks, target areas will receive long-term benefits associated with cleaned, revitalized, and well-used green and public spaces, including places for gatherings, outdoor recreation, improved stormwater management, increased vegetation, increased self-sufficiency, and community resiliency.
- **Greater Than Normal Incidence of disease and Adverse Health Conditions:** Many health conditions related to exposure to contamination in its many forms are predominate in Puerto Rico. Childhood lifetime asthma prevalence in Puerto Rico is 28.9% in comparison to 13.8% nationally, for example. Cancer rates are also 20% higher than in the U.S. Proposed activities will identify and help eliminate the presence of hazardous substances, pollutants, contaminants, controlled substances, and petroleum or petroleum products, all of which have been linked to greater than normal incidence of disease.
- **Economically Impoverished/Disproportionately Impacted Populations:** The target areas not only include large pockets of poverty, but also hazardous activities that disproportionately affect the local populations (such as urban blight, abandoned industrial zones, and illegal dumping of potential hazards, among others). This is further complicated by the presence of multiple sources of pollution near waterways in each of the areas.

2.b. Community Engagement

2.b.i. Community Involvement

The CRH will utilize a participatory approach where neighborhoods will be the driving force between almost each of the project's tasks. The CRH will initiate its community engagement efforts with a series of open and public meetings in each of the target areas, where citizens will be briefed, consulted, oriented, trained, and later recruited for community data gathering efforts and additional dissemination efforts. Side-by-side CRH staff and contractors, members of the community will have the opportunity to learn how to identify the diverse range of brownfield sites in their target areas. The CRH will also accept site-specific referrals and applications from citizens during this period.

Once community listings are finished, data will be gathered, analyzed, and organized by CRH staff and contractors. The properties that this data contains will be characterized per their potential contamination, operational history and current use, environmental concerns, and other factors and the CRH will assist communities in envisioning future uses for their brownfields as match them with local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances. These community planning efforts will produce Reuse Vision plan for each area, which will, in turn, be prepared and disseminated to the wider community and relevant public agencies. Sites that are most apt for rehabilitation will be selected by the community for environmental assessment, infrastructure assessment, and market viability studies to further their RAU potential.

The CRH has also identified partners for its community engagement component:

Partner Name	Point of contact	Specific role in the project
Consultive Body for the Development of Rio Piedras	Orlando Ríos orvbuiders@gmail.com 787-361-3955	Assist with business community outreach in Rio Piedras, San Juan
Machuchal (Santurce) Residents Association	Táina Moscoso tamosara@icloud.com 787-767-7454	Assist with community outreach in Santurce, San Juan
Cagüitas, Aguas Buenas Neighborhood Association	Nereida Meléndez nmelendezr57@gmail.com 787-371-9857	Assist with community outreach in Aguas Buenas
Recreation Association of the Jácana Community, Aguas Buenas	Kevin Ortíz kortiz150@hotmail.com 787-454-6011	Assist with community outreach in Aguas Buenas
The Caño Martín Peña Land Trust	Luis Robles luisarlos@fideicomisomartinpena.org 787-729-1584	Assist with community outreach in Santurce, San Juan
The Municipality of San Juan	Héctor Rivera Hmriviera@sanjuanciadadpatria.com 939-644-0125	Assist in coordination with city agencies and enforcement issues
The Municipality of Aguas Buenas	Javier García jgarcia@aguasbuenaspr.net 787-732-8622	Assist in coordination with city agencies and enforcement issues

2.b.ii. Incorporating Community Input

Communities will not only be informed, but they will also be involved in the planning, implementation, and assessment of brownfields. The CRH will assist communities in envisioning future uses for their brownfields as match them with local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances. Reuse proposals, Reuse Vision plan content, and the properties which will receive environmental assessment, infrastructure assessment, and market viability studies will be selected from said participatory process.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks and Activities

3.a.i. Project Implementation

- **Task 1: Management:** Immediately after the receipt of grant funds (estimated Spring 2019), the CRH will procure two part-time personnel to oversee the development of the project. The first hire will be that of a Program Coordinator, who will assure compliance to programmatic management requirements, contractual support, and assuring that assessments comply with the applicable requirements under the law. The second hire will be that of a Community Involvement Coordinator who will oversee community outreach efforts, meetings, notification processes, public participation, and training. The CRH will close out its Assessment Grant activities by Winter 2021.
- **Task 2: Community Involvement:** In Summer 2019, the CRH will initiate its community engagement efforts, including two meetings in each of the target areas where citizens will be briefed, consulted, oriented, trained, and later recruited for community data gathering efforts and additional dissemination efforts. By Autumn 2019, the CRH will initiate inventory work through a parcel-by-parcel review of the target areas' vacant, abandoned, and blighted properties in order to list and identify potential hazardous and petroleum-contaminated brownfields sites. The CRH will provide stipends to volunteers to cover reasonable incidentals per Puerto Rico Act 265-2004. The CRH will also accept site-specific referrals and applications from citizens during this period.

By Spring 2020, community listings should be completed and data will be gathered, analyzed, and organized by a contracted external analyst. Sites will be characterized per their potential contamination by hazardous substances or petroleum, the operational history and current use, environmental concerns, how the site became contaminated, and the nature and extent of the contamination. The CRH will also gauge each potential properties' legal and ownership status to test viability for future public acquisition and third-party transfer under Puerto Rico's new nuisance and land banking legislation.

The gathering of this data, as well as the active community involvement, is crucial for a second round of meetings in Summer 2020 where stakeholders will participate in community planning to provide an area-wide Reuse Vision plan (which will be prepared and disseminated to the community and relevant public agencies). Communities will utilize available data for site selection and hone in on those properties with the highest potential to address each target area's priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances.

- **Task 3: Assessment:** With the Reuse Vision plan at hand, the CRH will further hone in on those brownfields with the most potential and carry out environmental site assessment

starting Autumn 2020. The CRH anticipates up to eight Phase I site assessments and up to six Phase II site assessments, representing 51% of the total program budget.

- **Task 4: Reuse Planning:** Starting Spring 2021, the CRH will proceed with infrastructure evaluations as well as market viability studies for three sites (one of which is estimated to be a petroleum-contaminated brownfield) to further hone potential reuse opportunities. The community Reuse Vision plan will also be respectively updated starting Summer 2021 to reflect new information gathered from Task 3 environmental assessment as well as the market viability studies. The outputs for this task will include four infrastructure evaluations and four market viability studies.

3.a.i. Task/Activity Lead

The above-mentioned tasks will all be lead and executed by the CRH. Staff and the board of directors have ample experience in grant execution, community data gathering, vacant property indexing, and community engagement activities. Nevertheless, the CRH will be accompanied by partners listed in part 2.b.i. of this proposal, “Community involvement”.

3.b. Cost Estimates and Outputs

The CRH has adopted the following budget for its FY19 Brownfield Assessment Grant proposal:

Budget Categories		Project Tasks				Total
		Task 1: Management	Task 2: Community Outreach	Task 3: Assessments	Task 4: Reuse Planning	
Direct Costs	Personnel					
	Fringe Benefits		\$1,680.00			\$1,680.00
	Travel	\$1,000.00				\$1,000.00
	Equipment					
	Supplies	\$420.00	\$1,140.00			\$1,560.00
	Contractual	\$42,900.00	\$800.00	\$76,000.00	\$34,000.00	\$153,700.00
	Other	\$540.00				\$540.00
Total Direct Costs		\$44,860.00	\$3,620.00	\$76,000.00	\$34,000.00	\$158,480.00
Indirect Costs						
Total Budget		\$44,860.00	\$3,620.00	\$76,000.00	\$34,000.00	\$158,480.00
Petroleum						

Budget Categories		Project Tasks				
		Task 1: Management	Task 2: Community Outreach	Task 3: Assessments	Task 4: Reuse Planning	Total
Direct Costs	Personnel					
	Fringe Benefits		\$1,680.00			\$1,680.00
	Travel	\$1,000.00				\$1,000.00
	Equipment					
	Supplies	\$420.00	\$1,140.00			\$1,560.00
	Contractual	\$42,900.00	\$800.00	\$76,000.00	\$17,000.00	\$136,700.00
	Other	\$540.00				\$540.00
Total Direct Costs		\$44,860.00	\$3,620.00	\$76,000.00	\$17,000.00	\$141,480.00
Indirect Costs						
Total Budget		\$44,860.00	\$3,620.00	\$76,000.00	\$17,000.00	\$141,480.00

Grant Total: \$299,960.00

3.b.i. Cost estimate

The CRH has prepared the following breakdown of cost estimates after consultation with various suppliers and private environmental assessment firms. Unless otherwise specified, all activities and costs will be divided equally among hazardous and petroleum-contaminated sites.

- **Task 1: Management**

- *Supplies*: six community meetings at \$140 each for publication materials and coffee breaks = \$840.
- *Travel*: two brownfields-related continued education opportunities at \$1,000 each = \$2,000.
- *Contractual*: a Program Coordinator for 1,560 hours (ten hours a week for three years) at \$35 an hour = \$54,600 and a Community Involvement Coordinator at 1,560 hours (ten hours a week for three years) at \$20 an hour = \$31,200.
- *Other*: accounting and banking fees for 36 months at \$30 a month = \$1,080.

- **Task 2: Community Involvement**

- *Fringe benefits*: Stipend for 84 volunteer days (four volunteers per community, three communities, seven days each) allowable of up to \$40 a day per community volunteer = \$3,360.

- *Supplies:* 12 community meetings at \$140 each for publication materials and coffee breaks = \$1,680, plus \$200 in materials for community data gathering for three communities = \$600.
- *Contractual:* an Analyst for 80 hours (20 hours per week for four weeks) at \$20 an hour = \$1,600.
- **Task 3: Community Involvement**
 - *Contractual:* up to eight Phase I site assessments at approximately \$2,500 each and up to six Phase II site assessments at approximately \$22,000 each = \$152,000 (or 51% of total funding)
- **Task 4: Reuse Planning**
 - *Contractual:* three market viability studies at 10,000 each and three infrastructure assessments at \$7,000 each = \$51,000, with one of each being dedicated to petroleum-contaminated sites.

3.b.ii. Outputs

With proposed funding, the CRH will inventory potential brownfields sites, prioritize their handling, devise area-wide Reuse Vision plans to assure compatibility with local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. This process is crucial for sites of interest to eventually become ready for anticipated use (RAU). The CRH has also sustained conversations with the state Environmental Quality Board's Environmental Emergencies Response Area, to assure that its efforts and outputs are cross-compatible with the Commonwealth government's future brownfields efforts.

- **Task 1: Management:** partners and stakeholders convened through formal MOUs, participation in at least two continuing education or training opportunities, contractors selected, up to eight Phase I assessments and up to six Phase II assessments completed, the filing of periodical reports, and successful grant close out.
- **Task 2: Community Involvement:** twelve community meetings, a community database of potential brownfields, and three community Reuse Vision plans for area-wide brownfields reuse.
- **Task 3: Assessment:** up to eight Phase I assessments and up to six Phase II assessments completed.
- **Task 4: Reuse Planning:** three market viability studies, three infrastructure assessments, and a revised community Reuse Vision plan for each of the three communities.

3.c. Measuring Environmental Results

The CRH will measure and report the outputs included in section 3.b.ii. of this proposal through quarterly progress reports. Most importantly, the number of Phases I and II environmental assessments executed as well as the Reuse Vision plans published will represent the bulk of environmental output measurements. It will not be until the potential brownfields inventory is collected that the CRH will have an idea of exactly how many brownfield sites are available.

Funding will also provide Target Areas with their very first community inventories, finally allowing communities, public officials, business, and fellow non-profits a look into the brownfield site redevelopment potential of their vicinities. The proposed activities wield the potential to leverage funding from entities that otherwise would have never invested in

revitalization, make ready acres of former actual or perceived contaminated sites, generate jobs, and minimize exposure to hazardous substances and petroleum contamination. Many of these outcomes will not be available until after the grant period, and their scope difficult to measure until an actual assessment is carried out. Nevertheless, the Reuse Vision plans will contain outcomes on a community-by-community basis.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i.

Organizational

Structure

The CRH is a non-profit organization with a Board of Directors as its governing body. It is administered on a day-to-day basis by two co-Directors and supported by a ProBono program composed of nine law students. CRH's co-Directors have previous professional experience as grant administrators and are familiar with the technical, administrative, and financial requirements of the project and grant. Though personnel will be contracted under this proposal, the CRH's co-Directors are as follow:

- Marina Moscoso, Co-Director assumes primarily CRH's community outreach and coalition building. With expertise in urbanism, urban blight, and occupation movements, Marina also has a Bachelor's degree in Anthropology, Master's in Urban Planning and a second Master's in Urban Design. Finally, Marina is a founder and General Coordinator of Casa Taft 169, Inc., a non-profit community organization that successfully rescued an abandoned nuisance property within the Machuchal community of Santurce to convert into a common space.
- Luis Gallardo, Co-Director, assumes primarily CRH's legal and policy affairs. With expertise in municipal law and public nuisance law, Luis has a Bachelor's in Sociology, a Master's in Public Administration with a concentration in City Management, and a Juris Doctor. Luis was also the former Urban Development Director for the Municipality of Aguas Buenas and former Community Development Director for Opelika, Alabama, overseeing implementation of downtown rehabilitation strategies and implementation of numerous federal grants.

4.a.ii.

Acquiring

Additional

Resources

Both CRH co-Directors are familiar with non-profit procurement procedures and best practices and have sufficient administrative ability to acquire any additional expertise and resources required to successfully complete the project. Most importantly, the CRH will abide by 2 C.F.R 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

4.b. Past Performance and Accomplishments

4.b.ii. Never Received Any Type of Federal or Non-Federal Assistance Agreements (3)

The CRH has never received any type of federal or non-federal assistance.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 04 2018**

CENTRO PARA LA RECONSTRUCCION DEL
HABITAT INC
HC-03 BUZON 15562
AGUAS BUENAS, PR 00703-0000

Employer Identification Number:
66-0895294
DLN:
26053507003208
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
January 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
November 25, 2017
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

-2-

CENTRO PARA LA RECONSTRUCCION DEL

Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

Letter 947

Target Areas for CRH Brownfields Assessment

- Target Areas
- Municipalities



0 5 10 km



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

Center for Habitat Reconstruct

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Centro para la Reconstrucción del Hábitat, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

660895294

* c. Organizational DUNS:

1169427350000

d. Address:

* Street1:

HC-3 Box 15562

Street2:

* City:

Aguas Buenas

County/Parish:

* State:

PR: Puerto Rico

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

00703-0000

e. Organizational Unit:

Department Name:

N/A

Division Name:

N/A

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Luis

Middle Name:

* Last Name:

Gallardo

Suffix:

Title:

Co-Director

Organizational Affiliation:

* Telephone Number:

7873966606

Fax Number:

* Email:

gallardo@crhpr.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Targeted Areas.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The San Juan and Aguas Buenas Community Wide Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="299,960.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="299,960.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: